055.0	0002	0025.0	1 of 1	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	2,180,900	/	2,180,900
USE VALUE:	2,180,900	/	2,180,900
ASSESSED:	2,180,900	/	2,180,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOHNSON JUDITH N
Owner 2:	
Owner 3:	
Street 1:	1090 NORTH ROAD
Street 2:	
Twn/City:	CARISLE
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01741 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .264 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1967, having primarily Brick Exterior and 7500 Square Feet, with 16 Units, 16 Baths, 0 3/4 Bath, 1 HalfBath, 16 Rooms, and 16 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	11520.000	1,162,700	2,200	1,016,000	2,180,900
Total Card	0.264	1,162,700	2,200	1,016,000	2,180,900
Total Parcel	0.264	1,162,700	2,200	1,016,000	2,180,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 290.79 | /Parcel: 290.79

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 36927
GIS Ref
GIS Ref
Insp Date 08/31/18

!4450!

PREVIOUS ASSESSMENT

Parcel ID 055.0-0002-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	112	FV	1,162,700	2200	11,520.	1,016,000	2,180,900		Year end	12/23/2021
2021	112	FV	1,162,700	2200	11,520.	968,000	2,132,900		Year End Roll	12/10/2020
2020	112	FV	1,112,900	2200	11,520.	880,000	1,995,100	1,995,100	Year End Roll	12/18/2019
2019	112	FV	925,900	2300	11,520.	880,000	1,808,200	1,808,200	Year End Roll	1/3/2019
2018	112	FV	925,900	2300	11,520.	880,000	1,808,200	1,808,200	Year End Roll	12/20/2017
2017	112	FV	801,300	2300	11,520.	720,000	1,523,600	1,523,600	Year End Roll	1/3/2017
2016	112	FV	801,300	2300	11,520.	720,000	1,523,600	1,523,600	Year End	1/4/2016
2015	112	FV	707,800	2400	11,520.	608,000	1,318,200	1,318,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:35:23

LAST REV

Date	Time
11/22/21	12:04:16
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4450

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21165-280		5/1/1991		1	No	No		A

USER DEFINED

Prior Id # 1:	36927
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2021	I & E Return	JO	Jenny O
7/8/2019	I & E Return	JO	Jenny O
8/31/2018	MEAS&NOTICE	PH	Patrick H
2/16/2017	I & E Return	EMK	Ellen K
4/5/2016	I & E Return	MM	Mary M
2/19/2009	Meas/Inspect	197	PATRIOT
4/26/2000	Meas/Inspect	197	PATRIOT
10/21/1998		PNM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		11520		Sq. Ft.	Site		0	0.	0.00	AA																
112	Apts. 8 Plus		16		No. of Un	Site		0	63,500.	1.00	AA									1,016,000						1,016,000	

Total AC/HA:	0.26446	Total SF/SM:	11520	Parcel LUC:	112	Apts. 8 Plus	Prime NB Desc	APT AVG	Total:	1,016,000	Spl Credit		Total:	1,016,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	83 - Apt- Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	16	Total:	16
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	brick		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath	16	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	16	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30	%

CALC SUMMARY

Basic $ / SQ:	168.00
Size Adj.:	1.25000000
Const Adj.:	0.99782008
Adj $ / SQ:	209.542
Other Features:	162500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1661071
Depreciation:	498321
Depreciated Total:	1162750

COMMENTS

OFC IN LLV IS 10%.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	16	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	16	BRs:	16	Baths:	16	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

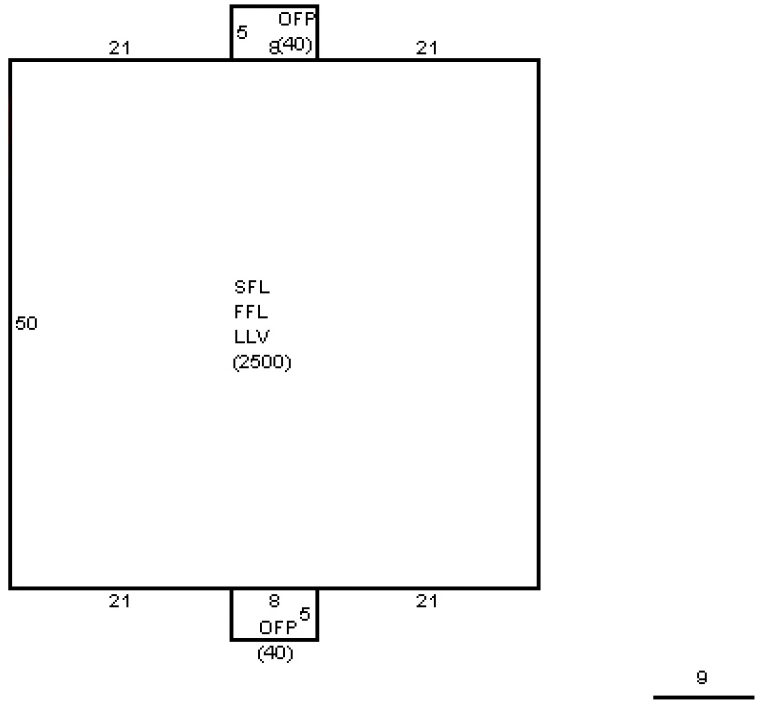
No Unit	RMS	BRS	FL
16	1	1	M
Totals			
16	16	16	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	209.54
Special Features:	0	Val/Su Net:	153.39
Final Total:	1162700	Val/Su SzAd	232.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,500	209.540	523,856
LLV	Lower Level	2,500	179.160	447,897
SFL	Second Floor	2,500	209.540	523,856
OFP	Open Porch	80	37.040	2,964

Net Sketched Area:	7,580			Total:	1,498,572
Size Ad	5000	Gross Area	7580	FinArea	7500

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 055.0-0002-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	800	A	AV	1980	4.00	T	31.2	112			2,200			2,200

More:	N	Total Yard Items:	2,200	Total Special Featues:	Total: 2,200